

# For Sale

Asking Price: €325,000

**Sherry  
FitzGerald**  
O'Leary Kinsella



Tomanine, Rathnure,  
Enniscorthy, Co. Wexford,  
Y21 CV48

**BER** C3

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Stunning detached house offers a perfect blend of modern luxury and classic charm, away in an idyllic countryside setting and being placed only two minutes away from the quiet village of Rathnure. Boasting 4 bedrooms and 2 reception rooms, this spacious property is ideal for families looking for a comfortable and stylish home.

The appeal of this home which provides (123.64 sq m approx.) of living space with its simplistic layout is ready for the new owner to put their stamp on it. The dwelling features a bright and airy open-plan living, kitchen and sun room area, perfect for entertaining guests or relaxing with family. A separate reception room provides a cosy space for a home office or additional living area. Down the corridor lies four well-proportioned bedrooms and family bathroom, the master bedroom has its own ensuite.

The front garden has been landscaped with a variety of mature shrubs and trees creating a wonderful sense of privacy. The expansive back garden is laid out with lawn with the area being kept very simple and easy to maintain.

View and be impressed!



## Accommodation

**Entrance Hall** 3.50m x 1.90m (11'6" x 6'3"):

Timber effect flooring.

**Sitting room** 5.10m x 4.70m (16'9" x 15'5"):

timber effect flooring, feature open fireplace with solid fuel stove, TV point, L shape sofa included, sliding glass doors to side garden

**Kitchen/Dining Room** 3.80m x 5.40m (12'6" x 17'9"):

in built kitchen units, electric hob, double oven.

**Utility Room** 2.30m x 1.70m (7'7" x 5'7"):

tile flooring, fitted storage units, plumbed for washing machine and dryer.

**Sunroom** 3.60m x 4.20m (11'10" x 13'9"):

Feature solid fuel stove, TV point

**Master Bedroom** 4.10m x 4.20m (13'5" x 13'9") at widest point:

Carpet flooring, feature bay window, mirrored sliderobes.

**En-Suite** 1.70m x 2.10m (5'7" x 6'11"):

Tile flooring and wall, Triton t90sr, wash hand basin vanity unit, WC.

**Bedroom 2** 3.20m x 2.70m (10'6" x 8'10"):

carpet flooring, inbuilt wardrobes.

**Bedroom 3** 2.90m x 4.20m (9'6" x 13'9"):

carpet flooring.

**Bedroom 4** 3.70m x 3.30m (12'2" x 10'10"):

carpet flooring, TV point

**Bathroom** 3.70m x 1.80m (12'2" x 5'11"):

Tile flooring and walls, Triton aqua Sensation shower, wash hand basin, WC.







### Special Features & Services

- Excellent condition with a modern and stylish finish.
- En-suite master bedrooms.
- Built in wardrobes in two bedrooms.
- Sunroom off kitchen/dining room.
- Picturesque location.
- Sitting on approx. 0.54 acres of landscaped gardens,
- The attic space is converted with Velux windows and hard ply floor throughout so ample storage.

### Services

- Blackstairs group scheme, private sewerage system, fibre broadband available in the area.
- Included in the sale:





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applications shown here have not been tested and no guarantee as to their operability or efficiency can be given.

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